

Welcome To

Bank Islam Malaysia Berhad

Property Auction Sale

DATE: TUESDAY

24.02.2026

TIME: 12.00 P.M.

VENUE:

Suite C-0-3A, Level UG, Block C,
Megan Avenue II, No. 12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE

010 2161 147

Outstanding Charges Covered By Bank

- Maintenance Charges
Caj Penyelenggaraan
- Assesment
Cukai Pintu
- Quit Rent
Cukai Tanah

(Terms & Conditions Apply)



EHSAN *Dual-Bid* AUCTION

Prospective bidders may submit bids for the property online via www.ehsanauctioneers.com

(For online bidding, please register at least **one (1) working day** before auction day for registration & verification purposes)

LOT 1

AMPANG



Type : A 3-Bedroom Walk-Up
Condominium Unit
Area : 1,255 sq. ft.
Assignor : Wan Suhaimi Bin Zainuddin &
Suhana Binti Mansor
Solicitor : M/S Khalek Awang & Associates
(03-41425281/4281/4142)
Our Ref : WAWA/BIMB1472

Address :
Unit No. AG-1, Blok A, Villa Duta, Jalan Mulia 2/1, Taman Bukit
Mulia, Bukit Antarabangsa, 68000 Ampang, Selangor

Reserve Price : RM 297,000.00

LOT 2

KOTA BHARU



Type : A Condominium Unit With 4
Bedrooms
Area : 1,818 sq. ft.
Assignor : Mohd Rosli Bin Ibrahim
Solicitor : M/S Aini & Azlina
(011-10603667)
Our Ref : ALIN/BIMB1434

Address :
Unit No. A-6-E, Impiana Condovilla, Kg Telok, Jalan Raja
Perempuan Zainab II Panji, 16100 Kota Bharu, Kelantan

Reserve Price : RM 407,450.00

LOT 3

PETALING JAYA



Type : An Apartment Unit
Area : 1,080 sq. ft.
Assignor : Sharifah Nadhia Binti Syed Ismail
Solicitor : M/S Azhar & Wong
(03-2602 3898)
Our Ref : ALIN/BIMB1452

Address :
Unit No. E-10-02 Block E, Flora Damansara
Jalan PJU 8/9, Bandar Damansara Perdana, 47820
Petaling Jaya, Selangor

Reserve Price : RM 166,650.00

LOT 4**PETALING JAYA**

Type : **A 3-Bedroom Condominium Unit**
 Area : 1,150 sq. ft.
 Assignor : Mohd Azhari Bin Ahmad & Sharizal Bin Abdul Azim
 Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-56310415)
 Our Ref : WAWA/BIMB1473

Address :
 Unit No. A-907, Block A, Perdana View Condominium, No. 21, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor Darul Ehsan

Reserve Price : RM 414,000.00**LOT 5****SETAPAK**

Type : **A 3-Bedroom Affordable Condominium Unit**
 Area : 797 sq. ft.
 Assignor : Sim Kuang Yao
 Solicitor : M/S Azhar & Wong (03-2602 3898)
 Our Ref : ALIN/BIMB1471

Address :
 Unit No. A1-35-06, Block A1, Sky Awani IV Residence, No. 6, Jalan Santuari Utama, Setapak, 53100 Kuala Lumpur

Reserve Price : RM 270,000.00**RESERVE PRICE :**

The subject property will be sold on an 'as is where is' basis, separately, to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by BANK DRAFT or CASHIER'S ORDER only in favour of BANK ISLAM MALAYSIA BERHAD or remit the same through online banking transfer, one (1) working day before auction date and the balance of the purchase money to be settled within ninety (90) days. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!



You will be notified once your registration has been approved.

PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com

KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047

MESSRS EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]

**HQ OFFICE**

Suite C-20-3A, Level 20, Block C,
 Megan Avenue II, Jalan Yap Kwan Seng,
 50450 Kuala Lumpur

H/P NO.
TEL NO.

016 2161 047
 03-2161 6649 / 03-2162 6649

Ehsan Auctioneers Sdn Bhd

coordinator2@ehsanauctioneers.com

www.ehsanauctioneers.com

产业公开拍卖 PROCLAMATION OF SALE

10% deposit (Ten percent of the reserve price)



In exercise of the rights and powers conferred upon **Bank Islam Malaysia Berhad** [198301002944 (98127-X)] ("the Assignee") by the Assignor(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer will sell the property(ies) described below subject to the terms contained in the Proclamation of Sale and Conditions of Sale (collectively referred to as "POS") by **PUBLIC AUCTION VIA ONLINE BIDDING ONLY AT THE AUCTIONEER'S WEBSITE** <https://praisemillion.com.my>.

DATE : **TUESDAY, THE 24TH FEBRUARY 2026**

TIME : **10.00 A.M.**

PLEASE REGISTER BY 4PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE

NOTE : Prospective bidders are advised to:- (1) inspect the subject property(ies) and check on the issuance of separate Individual Title(s)/Strata Title(s); (2) obtain a copy of the POS and seek independent legal advice; (3) conduct official Parent Title(s)/Individual Title(s) search at the relevant Land and Survey Office and/or other relevant authorities; (4) make the necessary enquiries with the Developer(s) and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and with the relevant authorities on the terms and consent to the sale prior to the auction sale; and (5) A person who has not reached the age of 18 (minor) or a bankrupt shall not be permitted to participate in the auction proceedings.

LOT 1	KUCHING	RESERVE PRICE : RM390,000.00
	Description	: Single storey terraced corner
	Land/Fir Area	: Approx. 327.70 sqm.
	Our Ref.	: BI-2026-0031
	Assignee	: Bank Islam Malaysia Berhad
	Solicitors	: David Allan ST Advocates (Kch)
Sublot 14, Lot 2180, Kota Seramika, Tapah, Off Jalan Kuching-Serian, 94200 Kuching, Sarawak		

Organised by the below Auctioneer:

PRASE MILLION SDN. BHD.

(Company No.: 200301015847 (618267-D))

Lot 1444, Jln. Semangat, Pending Industrial Estate, 93450 Kuching, Sarawak

TEL: 082-349069 H/P: 018-9549069, 016-2107727

082-349135 Website : <https://praisemillion.com.my>

Address: auction@praisemillion.com.my

Licensed Auctioneers:

Iris Mui Tze En / Tiong Mei Chek / Lo Lion Hock

F AX:

E -mail

DISCLAIMER: The photographs and information shown and stated herein are solely for general identification and information and source of reference only. Prospective Bidders are advised to inspect the property(ies) yourselves and conduct and rely on your own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided herein and to seek your own professional advice with regard to the sale. Please obtain a copy of the POS for the full terms and conditions governing the sale of the property(ies). The Assignee makes no representation or warranty as to their accuracy or the actual condition of the property(ies). Prospective bidders should note that any property(ies) listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither the Auctioneer, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

NOTE : The balance purchase price shall be settled within ninety (90) days from the date of auction sale to the Assignee.

What you need to prepare for online bidding:

- Your Identification Card;
- Bank Draft/Cashier's Order or electronic fund transfer to PMSB's designated bank account equivalent to 10% reserve price
- Authorisation Letter (if you bid on someone's behalf);
- Additional funds to pay the difference between the deposit of the reserve price and 10% of the successful bid price.



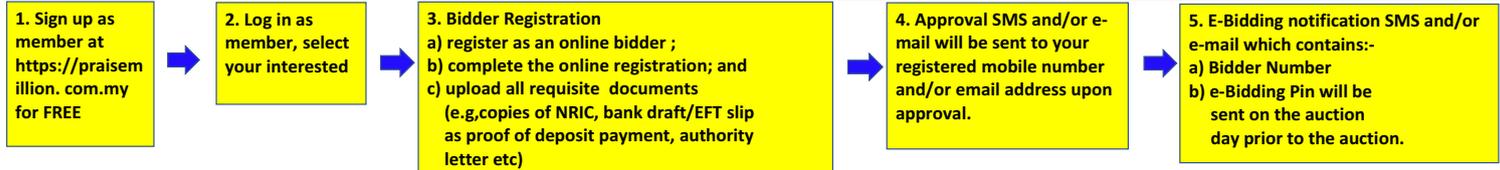
Scan to visit Praise Million's website to register for online bidding

Scan to follow Praise Million's facebook live

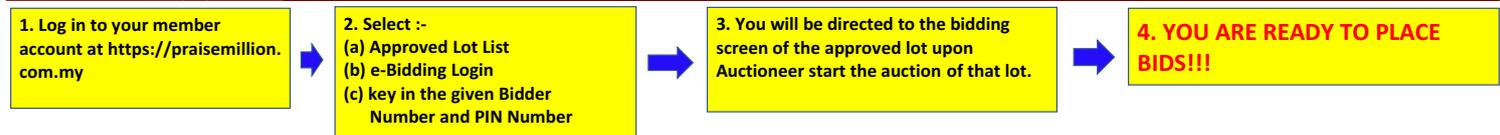


HOW TO REGISTER AND BID ONLINE?

BIDDER REGISTRATION PROCEDURE



ONLINE BIDDING STEPS



◊ Online bidding can be done using a computer, notebook, smart phone or tablet

On the auction day, please:

- ensure your device is in good and functioning condition
- ensure your device is charged
- check Internet signal in your location is strong and in stable condition
- use up to date version of internet browser (e.g google chrome, internet explorer etc)
- do not use your device for other apps that consume internet bandwidth (or use other devices that consume internet bandwidth)

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon Bank Islam Malaysia Berhad and the Assignor(s) / Customer(s) under the Property Sale / Property Purchase Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneers.

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Wednesday, 25th February 2026, 11.30 a.m.

at www.ngchanmau.com

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) day before auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided and be on standby before the auction time.)

NOTE : (1) Prior to the auction sale, all intending bidders are advised, inter alia, to :- (i) inspect the subject property (ii) conduct an official Strata Title search (iii) enquire from the Developer/Proprietor and/or other relevant authorities as to whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only and also on the other terms of consent or restrictions to the sale herein prior to the auction sale (iv) obtain a copy of the Conditions of Sale from the Auctioneer and seek independent legal advice on all matters in connection with the auction sale, including the Conditions of Sale. (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions. (3) As at the auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining to the auction from the Developer/Proprietor and/or the relevant authorities.



NCM CoTM

View Live Auction at www.ngchanmau.com/live-auction

<p>Reserve Price : RM 364,500</p> <p>LOT 1 PETALING JAYA</p> <p>3 BEDROOM CONDOMINIUM UNIT 1,150 SQ. FT.</p> <p>Unit No. A/1107, Perdana View Condo, No. 21, Jalan PJU 8/1, Damansara Perdana, 47820 Petaling Jaya, Selangor. Assignors/Customers : Mohd Azhari Bin Ahmad & Sharizal Bin Abdul Azim Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-5631 0415)</p> <p>SELANGOR</p>		<p>Reserve Price : RM 238,500</p> <p>LOT 2 CHERAS</p> <p>3 BEDROOM WALK-UP LOW MEDIUM-COST APARTMENT UNIT 753 SQ. FT.</p> <p>Unit No. E-1-04, Block E, Cheras Intan Apartment, Taman Cheras Intan, 43200 Cheras, Selangor. Assignors/Customers : Ahmad Amri Bin Sharip & Adora Binti Abu Hasan Solicitor : M/S Khalek Awang & Associates (Tel : 03-4142 8281 / 5281 / 4281)</p> <p>SELANGOR</p>		<p>Reserve Price : RM 10,000</p> <p>LOT 3 SIMPANG AMPAT SEMANGGOL</p> <p>STUDIO SERVICED APARTMENT UNIT 310 SQ. FT.</p> <p>Unit No. J-0-007 (Room No. 6368), Laketown Serviced Apartments, Block J, Bukit Merah Laketown, 34400 Simpang Ampat Semanggol, Perak. Assignors/Customers : Mohd Subki Bin Ab Latif & Bazlina Binti Ab Hamid Solicitor : M/S Badruzaman & Kamal (Tel : 04-537 7999)</p> <p>PERAK</p>	
<p>Reserve Price : RM 23,350</p> <p>LOT 4 RANTAU PANJANG</p> <p>COMMERCIAL UNIT 161 SQ. FT.</p> <p>No. 16, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan. Assignor/Customer : Mohd Ghazali Bin Husain Solicitor : M/S Aini & Azlina (Tel : 011-1060 3667)</p> <p>MALAY RESERVED KELANTAN</p>		<p>Reserve Price : RM 21,870</p> <p>LOT 5 RANTAU PANJANG</p> <p>SHOPLOT 151 SQ. FT.</p> <p>No. 21, Tingkat Satu, Bazar Abdul Rahman Bin Auf, Jalan Hulu Pasar, 17200 Rantau Panjang, Kelantan. Assignor/Customer : Syed Hasan Bin Syed Daud Solicitor : M/S Alawi & Associates (Tel : 09-743 2401)</p> <p>MALAY RESERVED KELANTAN</p>		<p>Freshly Shortlisted Below Market Price Auction Listings</p> <p>www.ngchanmau.com</p>	

RESERVE PRICE : The subject properties will be **sold on an “as is where is” basis**, subject to the **respective reserve price** and **Conditions of Sale**. All intending bidders are required to deposit with the Auctioneer the sum equivalent to 10% of the fixed reserve price for the property by bank draft in favour of **BANK ISLAM MALAYSIA BERHAD** or via **RENTAS** or **online banking transfer (FPX) by 5PM, AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DATE**. The balance of the purchase price is to be settled within **90 days**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at www.ngchanmau.com. The photographs shown here in are solely for general identification. The measurement listed are shown in approximate figure only.

**Publication as dated 16th February 2026.*

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S) / CUSTOMER(S), it is hereby proclaimed that the ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers.

WILL SELL THE PROPERTY BELOW BY PUBLIC AUCTION

**ON WEDNESDAY, THE 25TH FEBRUARY 2026 AT 2.30 PM
AT THE AUCTION ROOM OF PRO AUCTION HOUSE SDN. BHD.
NO. 16, 1ST FLOOR, JALAN RAJA LAUT, 50350 KUALA LUMPUR.**

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property (ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders any reason of such withdrawal.

PAH 01	SHAH ALAM
	Type : A Serviced Apartment Unit Floor Area : 1,184 Square Feet Assignor : Mohd Farid Bin Mohd Ali Solicitor : Messrs Azhar & Wong Tel: 03-26023898
<u>Address</u> Unit No. B-3-4, Pangsapuri Perkhidmatan Mutiara Anggerik, No. 3, Jalan Tukul Q15/Q, Seksyen 15, 40200 Shah Alam, Selangor Darul Ehsan	
RESERVE PRICE : RM324,000.00	

PAH 02	SHAH ALAM
	Type : An Extended Intermediate Double Storey Terrace House Floor Area : 1,446 Square Feet Assignors : 1. Khairumuzammil Anuar Bin A Rahim 2. Norazizah Binti Md Diah Solicitor : Messrs Zulpadli & Edham Tel: 03-26946979
<u>Address</u> No. 13, Jalan Pegaga U12/3, Desa Alam, Section U12, 40170 Shah Alam, Selangor Darul Ehsan	
RESERVE PRICE : RM405,000.00	

PAH 03	GOMBAK
	Type : A Double Storey Intermediate Terrace House Floor Area : 1,399 Square Feet Assignor : Mastura Binti Yusoff Solicitor : Messrs Nik Hisham, Fakhiah & Co Tel: 03-4101 2399 Note : "Pengisytiharan Rezab Melayu"
<u>Address</u> No. 20, Jalan DG 1/6, Desa Gemilang, Kg Sungai Pusu, 53100 Gombak, Selangor Darul Ehsan	
RESERVE PRICE : RM324,770.00	

PAH 04	KAJANG
	Type : An Apartment Unit Floor Area : 920 Square Feet Assignor : Khairul Faiz Bin Othman Solicitor : Messrs Azhar & Wong Tel: 03-26023898 Note : "Pengisytiharan Rezab Melayu"
<u>Address</u> Unit No. B-1-15, Blok B, Myra Putra, Persiaran Desa, Pinggiran Putra 3, Desa Pinggiran Putra, 43000 Kajang, Selangor Darul Ehsan	
RESERVE PRICE : RM360,000.00	

NOTE :

Prior to the auction sale, all intending bidders are advised to:-

- 1) Inspect the subject property
- 2) Obtain a copy of Conditions of Sale herein.
- 3) Conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued.

RESERVE PRICE :

The subject property will be sold on an "as is where is" basis, subject to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by Bank Draft or Cashier's Order only in favour of **BANK**

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PRO AUCTION HOUSE SDN BHD (Co. No. 851379-W)

No. 4A, Tingkat Satu, Jalan Tengku Diauddin, 41000 Klang, Selangor Darul Ehsan.

Tel: 03-3374 4924 Fax: 03-3374 8959 H/P: 016-205 8959

Email: proauctionhouse@hotmail.com

Website: www.proauctionhouse.com

Proclamation Of Sale

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD the ASSIGNEE by the ASSIGNOR'S/CUSTOMER'S, it is hereby proclaimed that the said ASSIGNEE with the assistance of the undermentioned Auctioneers

Will Sell By
Public Auction

ON WEDNESDAY THE 25TH DAY OF FEBRUARY 2026
AT 3.30 P.M AT EBID.AUCTIONS.COM.MY

Alternatively, prospective bidders may submit bids for the property online via ebid.auctions.com.my
(For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes)
ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITION ON ebid.auctions.com.my

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual condition of the property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 01

SANDAKAN



Type : Apartment
Area : 1,088 sq ft , more or less
Assignor(s)/Customer(s): Aziera Binti Madsae
Solicitor : Zainal & Associates
(Tel : 089-214205)
Our Ref : PAHS/8500(2)/2/2026(LA)

Address: Unit No. B-1-1 (Block B, Level 1, Lot 1), Type A(m),
PR1MA @ Borneo Cove, Mile 1½, Jalan Buli Sim-Sim, 90000
Sandakan, Sabah

RESERVE PRICE : RM199,800.00

Note: Prior to the auction sales, all intending bidders are advised to:

- 1) Inspect the subject property
- 2) Obtain a copy of the Condition of Sale and seek legal advise on the Conditions of Sale.
- 3) Conduct an official search on the Parent Titles at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developers and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued

DEPOSIT: All intending bidders are required to deposit with the Auctioneer prior to the auction sale 10% of the reserve price by Bank Draft or Cashier's Order only in favour of **BANK ISLAM MALAYSIA BERHAD** and the balance of the purchase money to be settled within 90 days. Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Unit A-3-6, 3rd Floor, Block A,
Plaza Tanjung Aru, Jalan Mat Salleh,
88150 Kota Kinabalu, Sabah
Tel: 088-221266 & 221262
Fax : 088-210266
E-mail : sabah@auctions.com.my
Website : ebid.auctions.com.my

TAY SU MEI
JANET MICHAEL
Licensed Auctioneer

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon BANK ISLAM MALAYSIA BERHAD by the ASSIGNOR(S)/CUSTOMER(S), it is hereby proclaimed that the ASSIGNEE/BANK with the assistance of the undermentioned Auctioneers

**WILL SELL BY
PUBLIC AUCTION
ON WEDNESDAY, THE 25th DAY OF FEBRUARY, 2026
AT 10.30 A.M. AT EBID.AUCTIONS.COM.MY**

Alternatively, prospective bidders may submit bids for the property online via ebid.auctions.com.my (For online bidding, please register at least one (1) working day before the auction day for registration & verification purposes) **ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON ebid.auctions.com.my**

The photographs shown herein are solely for general identification. The Assignee/Bank makes no representation or warranty as to their accuracy or the actual conditions of the Property(ies). All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee/Bank nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 01

KUALA LUMPUR



Type: A duplex signature suite unit
Area: 851 sq. ft.
Assignor(s): BERNIE LIM FUNG CHEAN
Solicitor: M/S Nassir Hafiz Nazri & Rahim
Ref: PAH33961(2)

Address

No. 20-02, Menara Flexus @ Jalan Kuching, No. 92, Jalan Kuching, 51200 Kuala Lumpur.

RESERVE PRICE : RM 321,500.00

NOTE:

Prior to the auction sale, all intending bidders are advised to:-

- 1) Inspect the subject property.
- 2) Obtain a copy of Conditions of Sale and seek legal advice on the Conditions of Sale herein.
- 3) Conduct an official search on the Parent Title at the relevant Land Office and/or other relevant authorities.
- 4) Make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale herein prior to the auction sale.
- 5) The successful bidder shall be responsible to obtain the consent of the Developer for direct transfer if individual title issued.

RESERVE PRICE:

The subject property will be sold on an 'as is where is' basis, subject to the respective reserve price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT:

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale 10% of the reserve price by Bank Draft or Cashier's Order only in favour of BANK ISLAM MALAYSIA BERHAD and the balance of the purchase money to be settled within ninety (90) days.

FOR FURTHER PARTICULARS, please contact the Solicitors acting for the Assignee/Bank herein or the undermentioned Auctioneers.

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Ground Floor, No.1, Jalan Ampang, 50450 Kuala Lumpur

Tel: 20702226 & 20788590 Fax: 03-20729557

E-mail: main@auctions.com.my Website: www.auctions.com.my



**DANNY T.F. LOH
PATRICK K.M. WONG
JEFFREY C.K. CHOONG**
Licensed Auctioneers

BANK ISLAM PROPERTY AUCTION

In exercise of the Assignee/Bank's rights and powers conferred upon

BANK ISLAM (MALAYSIA) BERHAD

it is hereby proclaimed

that the Assignee/Bank with the assistance of the Auctioneer will sell the undermentioned properties by

AUCTION SALE

VIA ONLINE BIDDING AUCTION

@ www.AuctionSale.com.my

ON WEDNESDAY, 25 FEBRUARY 2026 @ 3.00 PM

(All Intending Online eBidders are required to register at least one (1) working day before Auction for registration & verification purpose)



ONLINE eBidding Auction



JTR AUCTION HOUSE

ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

1. Read and fully understand all the terms and conditions in the Proclamation of sale; 2. Conduct an official search on the parent title of the subject property at the land office and/or other relevant authorities; 3. Inspect the subject property; 4. Verify pertinent particulars of the documents; 5. Verify the postal address of the subject property with the developer; 6. Check on issuance of separate individual title for the subject property with developer; 7. Seek legal advice on the terms and conditions of sale herein; 8. Make necessary enquiries with the relevant authorities and the developer whether the property is open to all races or Bumiputra Only, Restriction-in-Interest, Terms and Conditions of consent to the sale herein; 9. The subject property will be sold on "as is where is" basis; 10. The Assignee Bank is not responsible in obtaining any Consent from the Developer and/or state authorities or bodies prior or after the auction sale (if applicable); 11. This material is based upon information which we consider reliable as it been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.

JTR1 (88205)	Reserve Price	RM 189,540
KAJANG	Price	
	AN APARTMENT UNIT.	
	872 sf	
	No. B-1-14, Block B, Pangsapuri Suria Seksyen 2/1, Taman Kajang Utama 43000 Kajang, Selangor	
	Assignors/Customers:	Nur'eza Binti Zakaria
SELANGOR	Solicitors:	M/S Harny Yusoff & Azli

JTR2 (88204)	Reserve Price	RM 7,000
KAJANG	Price	
	A HOSTEL UNIT	
	175 sf	
	No. P-G-36, Ground Floor, Sibertel P Jalan Bistari, Taman Universiti, 43000 Kajang, Selangor	
	Assignors/Customers:	Shukor Bin Mahmood
SELANGOR	Solicitors:	M/S Manjit Singh Sachdev, Mohammad, Radzi & Partners

LOT 3 (88202)	Reserve Price	RM 696,600
KUALA LUMPUR	Price	
	4 ROOM SERVICE APARTMENT	
	1539 sf	
	No. A-38-01, Block A, Residensi Duta Park, No. 11, Jalan Kuching, 51200 Kuala Lumpur	
	Assignors/Customers:	Mohd Fahmy Bin Md Karim
W.P. KUALA LUMPUR	Solicitors:	M/S Zulpadli & Edham

JTR4 (88203)	Reserve Price	RM 735,000
KUALA LUMPUR	Price	
	A CONDOMINIUM UNIT	
	1291.67 sf	
	No. A-10-06, Residensi PV9, No. 19, Jalan Melati Utama, Taman Melati, Setapak, 53200 Kuala Lumpur	
	Assignors/Customers:	1. Mohd Razi Bin Mohd Hatta 2. Izatul Noorulhasnini Binti Anuar
W.P. KUALA LUMPUR	Solicitors:	M/S Azhar & Wong

RESERVE PRICE:-
The subject property will be sold subject to the Reserve Price and the CONDITIONS OF SALE herein

DEPOSIT:- All intending bidders are required to deposit 10% of the reserve price by way of BANK DRAFT in favour of BANK ISLAM MALAYSIA BERHAD or via Online Banking Transfer by 5pm at least (1) working day before auction date. The balance of the purchase price to be settled within (90) DAYS from the date of sale.

(The auctions conducted will be "FULLY ONLINE". For the auction related matters such as Deposit payment and Bidding process, please refer to the respective Proclamation of Sale and Condition of Sale).



BUYER'S GUIDE FOR ONLINE EBIDDING



Once registered you should keep your email account and password details strictly confidential and you must not permit any third party to use or access your account on your behalf or otherwise. You will be liable for any and all bids made via your email account.



AUCTION CHOICE
IS A
SMARTER BUY



TIME
Time whenever mentioned shall be of essence of this sale



VACANT POSSESSION
The Bank/Assignee does not undertake to deliver vacant possession of the property to the Purchaser.



JTR AUCTION HOUSE (705253-H)
(Manage by J.THILAGAMRAJ AUCTIONEERS SDN BHD)

R. Raj Yogan Pillai - R. Jai Hari Raj Pillai
R. Yoga Aruleswaran
(Licensed Auctioneers)

Contact Us :
No. 140, 1st Floor, Jalan Tun Sambanthan Brickfields, 50470 Kuala Lumpur.
Tel : 03-2274 9999 E-mail : admin@jtraj.com
H/P : 014-679 3560 Website : www.jtraj.com
Fax : 03-22 722797 FB : JTRAUCTIONEERS

* Illustrations in the pamphlet of the forthcoming sales are primarily for general information and guidance for intending bidders only. The auctioneer reserves rights or add to these illustration at any time prior to the sale.

PROCLAMATION OF SALE

IN EXERCISE OF THE RIGHTS AND POWERS CONFERRED UPON BANK ISLAM MALAYSIA BERHAD THE ASSIGNEE/FINANCIER BY THE ASSIGNOR(S)/CUSTOMER(S), IT IS HEREBY PROCLAIMED THAT THE SAID ASSIGNEE/FINANCIER WITH THE ASSISTANCE OF THE UNDERMENTIONED AUCTIONEER WILL SELL THE PROPERTIES DESCRIBED BELOW BY :-

PUBLIC AUCTION ON WEDNESDAY, 25TH DAY OF FEBRUARY 2026 TIME: 11.30 A.M. AUCTION VIA ONLINE BIDDING AT www.eszamauctioneer.com (eZ2Bid)

**VIA ONLINE
BIDDING**



(Prospective bidders may submit bids for the property online via website www.eszamauctioneer.com and please register at least one (1) working day before auction day for registration & verification purposes. Bidders are further subject to the terms and conditions on www.eszamauctioneer.com)

EZ 1 RESERVE PRICE RM396,000.00 KUALA LUMPUR

Type : 3 Bedroom Service Apartment
Area : Approx. 958 Sq Ft
Assignor(S): Tang Keen Yee
Solicitor : M/S Syed Alwi, Ng & Co (Tel : 03 - 20721088)

UNIT NO. 8-18-15, RESIDENSI 1 UTARA, JALAN 1/2B, OFF JALAN IPOH, 68100 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR.

EZ 2 RESERVE PRICE RM567,000.00 JENJAROM

Type : Corner Unit Double Storey Cluster Link Semi-Detached House
Area : Approx. 4,359 Sq Ft
Assignor(S): Mohd Taufik Bin Mohd
Solicitor : M/S Syed Alwi, Ng & Co (Tel : 03 - 20721088)

NO. 72, JALAN SP 10/10, BANDAR SAUJANA PUTRA, 42610 JENJAROM, SELANGOR.

EZ 3 RESERVE PRICE RM333,000.00 DENGKIL

Type : Ground Floor Townhouse Unit
Area : Approx. 920 Sq Ft
Assignor(S): Muhamad Noor Bin Zainon & Rafidah Binti Dahlan
Solicitor : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (Tel : 03-56310415)
Note : Perisytiharan Rezab Melayu

UNIT NO. 7, JALAN KM 17, KITA MEKAR @ CYBERSOUTH, 43800 DENGKIL, SELANGOR.

EZ 4 RESERVE PRICE RM7,533.00 RANTAU PANJANG

Type : Commercial Unit
Area : Approx. 161.40 Sq Ft
Assignor(S): Abdul Malik Bin Abdullah
Solicitor : M/S Alawi & Associates (Tel No. : 09-7432401)
Note : Di Dalam Kawasan Rizab Melayu

NO. 64, FIRST FLOOR, BAZAR ABDUL RAHMAN BIN AUF, JALAN HULU PASAR, 17200 RANTAU PANJANG, KELANTAN.

EZ 5 RESERVE PRICE RM43,480.00 PASIR MAS

Type : Intermediate Unit Single Storey Terrace House
Area : Approx. 1,399.31 Sq Ft
Assignor(S): Mulia Alimi Syukri Bin Ladin
Solicitor : M/S Alawi & Associates (Tel : 09-7432401)
Note : Di Dalam Kawasan Rizab Melayu

19, JALAN PRIMA B1/3, RESIDENSI PRIMA LUBOK JONG, 17070 PASIR MAS, KELANTAN.

RESERVE PRICE: The subject properties will be sold on an "as is where is" basis, separately subject to the respective Reserve Price and to the Conditions of Sale.

DEPOSIT: All intending bidders are required to deposit 10% of the reserve price by bank draft or cashier's order only in favour of BANK ISLAM MALAYSIA BERHAD prior to the auction sale OR remit the same through online banking transfer at least one (1) working day before auction date. For online bidders, please refer to the Terms and Conditions on www.eszamauctioneer.com for manner of payment of the deposit. The balance of the purchase money to be settled within Ninety (90) days from the date of auction sale.

For Further Particulars, Please Contact The Respective Solicitor(S) Or The Undermentioned Auctioneer.

MESSRS ESZAM AUCTIONEER SDN. BHD. (200701002904 / 760902-H)

SUITE B-15-03, 15TH FLOOR,
BLOCK B, MEGAN AVENUE 2,
12, JALAN YAP KWAN SENG,
50450 KUALA LUMPUR.

☎ 06-7629786 / 016-6639786 / 018-6639786
☎ 06-7616986
✉ eszamauctioneer@yahoo.com
🌐 www.eszamauctioneer.com



MOHD NIZAM BIN MOHD SHARIF (P.J.K)
(LICENSED AUCTIONEER)

BANK ISLAM MALAYSIA BERHAD

PROCLAMATION OF SALE

In exercise of the rights and power conferred upon **BANK ISLAM MALAYSIA BERHAD** by the **ASSIGNORS(S)/ CUSTOMER(S)**, it is hereby proclaimed that the **ASSIGNEE / BANK** with the assistance of the undermentioned Auctioneers **WILL SELL THE PROPERTY DESCRIBED BELOW BY PUBLIC AUCTION**

VIA ONLINE BIDDING

25TH FEBRUARY 2026, WEDNESDAY, 11:30 AM
at arenauctioneers.com

(Bidder registration and payment of auction deposit must be made latest by 5 PM, at least one (1) working day before the auction day for verification purposes. Otherwise, the Auctioneer shall have the right to reject the registration)

NOTE:

- (1) Prior to the auction sale, all intending bidders are advised to:-
 - i) inspect the subject property
 - ii) conduct an official title search
 - iii) enquire from the Developer / Proprietor and /or other relevant authorities
 - iv) obtain a copy of the Conditions of Sale from the Auctioneers
- (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to terrors or omissions.
- (3) As at auction date consent (if applicable) from the Developer / Proprietor and /or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent / transfer (if applicable) pertaining the auction from Developer / Proprietor and / or the relevant authorities.

LOT 1

RESERVE PRICE

: **RM 256,870.00**

KAJANG



DESCRIPTION : AN APARTMENT UNIT
FLOOR AREA : 1,107.00 SQUARE FEET
ASSIGNOR(S) : MOHD NASHRIQ BIN SAIFULLAH
SOLICITOR : MESSRS SYED ALWING & CO
REFERENCE : AASB0191/BIMB/003/003/26-N01(BK-6)
LOT ID : 50208

UNIT NO. B-21-1, RESIDENSI PRIMA BANDAR BUKIT MAHKOTA, PERSIARAN MAHKOTA 1, BANDAR BUKIT MAHKOTA, 43000 KAJANG, SELANGOR

LOT 2

RESERVE PRICE

: **RM 212,580.00**

SEPANG



DESCRIPTION : A DOUBLE STOREY END-LOT TERRACE HOUSE
LAND AREA : 1,076.00 SQUARE FEET
ASSIGNOR(S) : ROSLI BIN RAMLI
SOLICITOR : MESSRS HARMY YUSOFF & AZLI
REFERENCE : AASB0193/BIMB/002/002/26-N01(BK-6)
LOT ID : 50210

NO. 50, JALAN DAHLIA 1/4, TAMAN DAHLIA, 43900 SEPANG, SELANGOR

LOT 3

RESERVE PRICE

: **RM 180,000.00**

CYBERJAYA



DESCRIPTION : A ONE-BEDROOM SERVICED APARTMENT UNIT
FLOOR AREA : 560.00 SQUARE FEET
ASSIGNOR(S) : HARSHATUL NADIA BINTI BAHARUDIN
SOLICITOR : MESSRS AZHAR & WONG
REFERENCE : AASB0192/BIMB/005/005/26-N01(BK-2)
LOT ID : 50209

UNIT NO. J-15-20, BLOK J, MUTIARA VILLE, CYBER 11, 63000 CYBERJAYA, SELANGOR

LOT 4

RESERVE PRICE

: **RM 148,500.00**

BANDAR BARU BANGI



DESCRIPTION : A SHOP APARTMENT UNIT
FLOOR AREA : 753.00 SQUARE FEET
ASSIGNOR(S) : MOKHLIS BIN ALIA
SOLICITOR : MESSRS MANJIT SINGH SACHDEV, MOHAMMAD RADZI & PARTNERS (KL)
REFERENCE : AASB0194/BIMB/004/004/26-N01(BK-2)
LOT ID : 50211

UNIT NO. 11-3B, JALAN 15/1A, SEKSYEN 15, 43650 BANDAR BARU BANGI, SELANGOR

LOT 5

RESERVE PRICE

: **RM 9,000.00**

RANTAU PANJANG



DESCRIPTION : A COMMERCIAL UNIT OF BAZAR ABDUL RAHMAN BIN AUF
FLOOR AREA : 170.00 SQUARE FEET
ASSIGNOR(S) : NOR ZAILANI BINTI ABD MAJID
SOLICITOR : MESSRS ALAWI & ASSOCIATES
REFERENCE : AASB0190/BIMB/001/001/26-N05(BK-18)
LOT ID : 50207
NOTE : **MALAY RESERVE AREA**

NO. 104, TINGKAT 1, BAZAR ABDUL RAHMAN BIN AUF, JALAN HULU PASAR, 17200 RANTAU PANJANG, KELANTAN

RESERVE PRICE :

The subject property will be sold on an "as is where is" basis, separately, reserve price, Conditions of Sale and subject to the respective consent being obtained by the Purchaser from the Developers and other relevant authorities, if any.

DEPOSIT :

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale **10%** of the reserve price by **BANK DRAFT** or **CASHIER'S ORDER** in favour of **Bank Islam Malaysia Berhad** and the balance of the purchase money to be settled within **ninety (90) days**.